Karen Johnson Davidson County
Batch# 1283657 DEEDQC
06/10/2025 08:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250610-0045386

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Erik R. Herbert and Rachel J. Herbert, Co-Trustees Herbert Family Revocable Living Trust 4419 Iroquois Avenue Nashville, TN 37205	New Owner	130 02 0 165.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Erik Regis Herbert and Rachel Jones Herbert, Husband and Wife**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Herbert Family Revocable Living Trust Agreement dated June 9, 2025** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being the Easterly 13 16 feet of Lot No. 3 and the Westerly part of Lot No. 4 on the Plan of the Subdivision of Lot Nos. 11 and 46 and parts of Lots Nos. 10, 44-Bm 45 and 47 in Belle Meade Plan No. 2 as of record in Book 421, Page 55, Register's Office for said County, and also part of Lot No. 47 on the Plan of Belle Meade Subdivision Nos 2, as of record in Book 421, Page 51, Register's Office for said County, described according to a survey made by S R. Sanford, Jr., Surveyor, November 22, 1947, as follows:

Beginning on the Southerly margin of Iroquois Place (now known as Iroquois Avenue at a point 13 16 feet West of the corner of Lots Nos. 3 and 4, being 500 feet East of the Easterly margin of Belle Meade Boulevard, thence Southwardly and parallel with the line between lots Nos. 3 and 4, 217 feet to an old iron pin; thence Eastwardly 112.32 feet to a post, thence Northwardly 181.4 feet to the intersection of the Westerly line of the property conveyed to Donald M. Street and wife by Deed from New York Life Insurance Company of record in Book 881, Page 210, said Register's Office, being 36.07 feet South of the Northwest corner of said Street's property; thence leaving said line and continuing Northwardly 36 feet, in all 217.4 feet to a bolt on the Southerly margin of Iroquois Place (now known as Iroquois Avenue), being 2 feet 4 inches West of said Street's Northwest corner; thence with said margin, Westwardly 122.82 feet to the beginning

Being the same property conveyed to **Erik Regis Herbert and Rachel Jones Herbert, Husband and Wife**, by Warranty Deed dated September 4, 2013, from **Kerri L. Cavanaugh, married**, recorded in Instrument No. 20130913-0096651, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

Erik Regis Herbert and **Erik R. Herbert** are one and the same person.

Rachel Jones Herbert and **Rachel J. Herbert** are one and the same person.

This is improved property known as: **4419 Iroquois Avenue, Nashville, TN 37205.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 9th day of June 2025.

Erik Regis Herbert

Rachel Jones Herbert

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Erik Regis Herbert**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of June 2025.

Notary Public

My Commission Expires: 6/10/2027

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Rachel Jones Herbert**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of June 2025.

Notary Public

My Commission Expires: 6/10/2027

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 9th day of June 2025.

Notary Public

My Commission Expires: 8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Russell T. Cook, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 9, 2025.

Affiant Signature

June 9, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 9th day of June 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

